

# Riverside Station Apartments Site Plan Review Narrative MCC 22.58.030 A

SITE2022-01 #8571

RECEIVED 05/03/2022 CITY OF MONROE

## 1. Project Overview and Contacts

A. Project name: Riverside Station Apartments

#### B. Location

135 and 143 South Ann Street Monroe, WA 98272 TPNS: 27070600300900 and 2707600301000

### C. Abbreviated Project Description

- Demolition and removal of existing site improvements
- Construction of new three-story mixed-use apartment building
- Ground-floor commercial shell space
- Two floors of residential, 16 apartment units
- Site improvements to include amenities, surface parking, and public street improvements
- Private and public drainage improvements

#### D. Owner

Mr. Emanuel Popa Riverside Station LLC 307 North Madison Street Monroe, WA 98272 (425) 327-5928 support@emandatarecovery.com

### E. Architect

Mr. John DeLoma, AIA MD Architects 3220 North 26th Street Tacoma, WA 98407 (253) 756-1652 md@mdarchitects.net

### F. Civil Engineer

Frank Marescalco, PE Valor Civil Engineering, PLLC 1009 North 9<sup>th</sup> Street Tacoma, WA 98403 (253) 861-7741 valorcivilengineering@hotmail.com

## 2. Existing Zoning and Use Conditions

- A. Zoning of subject site: Downtown Commercial, East Downtown Neighborhood Plan
- B. Zoning within 300 feet of site: Downtown Commercial
- C. Existing site use: Single-family residential
- D. Use of existing buildings: Single-family residential

### 3. Proposed Uses

- A. Proposed site use: Residential-commercial mixed use
- B. Number of residential dwelling units: 16
- C. Number of bedrooms for each: One bedroom w/ study or two bedrooms per unit
- D. Commercial use notes: Shell space; anticipated uses are office or retail

### 4. Lot Coverage Statistics

- Existing = 12,956 sf (38.1%)
- Proposed = 26,096 sf (76.7%)

# **Site Plan Review Checklist**

□         Locations of all existing and proposed structures, including, but not limited to, buildings, fences, culverts, bridges, roads, and streets           □         The boundaries of the property proposed to be developed           □         Existing and proposed topographic contours, at intervals of no more than two feet           □         All proposed and existing buildings           □         All proposed and existing buildings           □         All critical areas and their associated buffers           Site has no critical areas         All areas to be dedicated to a public, private, or community use There are no such areas           □         All areas for open space           There are no no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements           There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines Existing utility in locations are not known           □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site	Complete	NA	Item
☑         The boundaries of the property proposed to be developed           ☑         ☐ Existing and proposed topographic contours, at intervals of no more than two feet           ☑         ☐ All proposed and existing buildings           ☑         All setback lines           There are no building setback lines required by zoning code.           ☑         All critical areas and their associated buffers           Site has no critical areas         All areas to be dedicated to a public, private, or community use           There are no osch areas         ☐ All areas for open space           ☐ There are no designated open space areas         ☐ Existing and proposed loandscaping           ☐ Existing and proposed loandscaping         ☐ Types and locations of proposed landscaping           ☐ Types and locations of proposed landscaping         ☐ The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           ☐ The storm water drainage systems for existing and proposed structures Existing utility line locations are not known           ☐ Locations and extent of curbs and gutters           ☐ Locations and extent of curbs and gutters           ☐ All means of vehicular and pedestrian ingress and egress to and from the site           ☐ Sizes and locations of driveways, streets, and roads           ☐ Sizes and locations of driveways, streets, and roads           ☐ Sizes and locations of off-street parking area	$\boxtimes$		Locations of all existing and proposed structures, including, but not limited to,
⊠         Existing and proposed topographic contours, at intervals of no more than two feet           ✓         All proposed and existing buildings           ✓         All setback lines           There are no building setback lines required by zoning code.           ✓         All critical areas and their associated buffers           Site has no critical areas         All areas to be dedicated to a public, private, or community use           There are no such areas         All areas for open space           ✓         All areas for open space           There are no designated open space areas           Existing and proposed lot area, in square feet, to be covered by impervious surfaces           ✓         Types and locations of proposed landscaping           ✓         All existing and proposed easements           There are no easements, existing or proposed           ✓         The locations and size of all existing and proposed utility structures and lines           Existing utility line locations are not known           ✓         The storm water drainage systems for existing and proposed structures           Existing structures have splash blocks for drainage           ✓         Locations and extent of curbs and gutters           ✓         All means of vehicular and pedestrian ingress and egress to and from the site           ✓         Sizes and locations of off-street parking are			buildings, fences, culverts, bridges, roads, and streets
Geet	$\boxtimes$		
□         All proposed and existing buildings           □         All setback lines           There are no building setback lines required by zoning code.           □         All critical areas and their associated buffers           Site has no critical areas           □         All areas for open space           There are no such areas           □         All areas for open space           There are no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements           There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines           Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures           Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of driveways, streets, and roads           □	$\boxtimes$		Existing and proposed topographic contours, at intervals of no more than two
□         All setback lines           There are no building setback lines required by zoning code.           □         All critical areas and their associated buffers           Site has no critical areas           □         All areas to be dedicated to a public, private, or community use           There are no such areas           □         All areas for open space           There are no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements           There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines           Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures           Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □			
There are no building setback lines required by zoning code.   All critical areas and their associated buffers   Site has no critical areas   All areas to be dedicated to a public, private, or community use   There are no such areas   All areas for open space   There are no designated open space areas   Existing and proposed lot area, in square feet, to be covered by impervious   surfaces   Types and locations of proposed landscaping   All existing and proposed easements   There are no easements, existing or proposed   The locations and size of all existing and proposed utility structures and lines   Existing utility line locations are not known   The storm water drainage systems for existing and proposed structures   Existing structures have splash blocks for drainage   Locations and extent of curbs and gutters   All means of vehicular and pedestrian ingress and egress to and from the site   Sizes and locations of driveways, streets, and roads   Sizes and locations of off-street parking areas, including internal circulation and parking spaces   Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development   No traffic impact analysis performed   Location and extent of street dedications   No street dedications   Location and extent of street widening or other road improvements   Location and extent of street widening or other road improvements   Location and extent of street widening or other road improvements   Location of traffic-control devices on and off the site   No formal traffic control devices on or off-site   The location of all loading spaces, including, but not limited to, loading   platforms and loading docks where trucks will load or unload   No such areas	$\boxtimes$		
□         All critical areas and their associated buffers           Site has no critical areas           □         All areas to be dedicated to a public, private, or community use           There are no such areas           □         All areas for open space           There are no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements           The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development           No traffic impact analysis performed           □         Location and extent of street dedications           No street dedications <td></td> <td><math>\boxtimes</math></td> <td></td>		$\boxtimes$	
Site has no critical areas			
□         All areas to be dedicated to a public, private, or community use There are no such areas           □         All areas for open space There are no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Location and extent of street dedications No street dedications           ⋈ traffic control devices on and off the site No formal traffic control devices on and off the site No formal traffic control devices on or off-site           □         The location of al		$\boxtimes$	
□         All areas for open space There are no designated open space areas           □         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           □         Types and locations of proposed landscaping           □         All existing and proposed easements There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Location and extent of street dedications No street dedications           No street dedications         Location and extent of street widening or other road improvements           □         Location and extent of street widening or other road improvements           □         Location of traffic-control devices on- or off-site           <		$\boxtimes$	
There are no designated open space areas			
☑         Existing and proposed lot area, in square feet, to be covered by impervious surfaces           ☑         Types and locations of proposed landscaping           ☑         All existing and proposed easements.           The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           ☑         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           ☑         Locations and extent of curbs and gutters           ☑         All means of vehicular and pedestrian ingress and egress to and from the site           ☑         Sizes and locations of driveways, streets, and roads           ☑         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           ☑         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           ☑         Location and extent of street dedications No street dedications           ☑         Location and extent of street widening or other road improvements           ☑         Location and extent of acceleration and deceleration lanes, if needed None are required           ☑         Location of traffic-control devices on and off the site No formal traffic control devices on or off-site           ☐         The location of all loading spaces, including, but not limited to, loading platforms and loading docks wher		$\boxtimes$	
Surfaces    Surfaces   Types and locations of proposed landscaping			
□         Types and locations of proposed landscaping           □         All existing and proposed easements           There are no easements, existing or proposed           □         The locations and size of all existing and proposed utility structures and lines           Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures           Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic inpact analysis performed           □         Location and extent of street dedications No street dedications           □         Location and extent of street widening or other road improvements           □         Location and extent of acceleration and deceleration lanes, if needed None are required           □         Location of traffic-control devices on- or off-site           □         The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or			
□         Image: All existing and proposed easements and lines are no easements, existing or proposed.           □         The locations and size of all existing and proposed utility structures and lines are not known.           □         The storm water drainage systems for existing and proposed structures are structures are not known.           □         The storm water drainage systems for existing and proposed structures.           □         Existing structures have splash blocks for drainage.           □         Locations and extent of curbs and gutters.           □         All means of vehicular and pedestrian ingress and egress to and from the site.           □         Sizes and locations of driveways, streets, and roads.           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces.           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development.           No traffic impact analysis performed.         Location and extent of street dedications.           No street dedications.         Location and extent of street widening or other road improvements.           □         Location and extent of acceleration and deceleration lanes, if needed.           None are required.         Location of traffic-control devices on and off the site.           No formal traffic control devices on- or off-site.           □         The location of all loading spaces, including,			
There are no easements, existing or proposed			
□         The locations and size of all existing and proposed utility structures and lines Existing utility line locations are not known           □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           □         Locations and extent of curbs and gutters           □         All means of vehicular and pedestrian ingress and egress to and from the site           □         Sizes and locations of driveways, streets, and roads           □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         □           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development           No traffic impact analysis performed         □           □         Location and extent of street dedications           No street dedications         No street dedications           □         Location and extent of street widening or other road improvements           □         Location and extent of street widening or other road improvements           □         Location of traffic-control devices on and deceleration lanes, if needed None are required           □         Location of traffic-control devices on on off-site           □         No formal traffic control devices on- or off-site           □         The location of all loading spaces, including, but not li			
Existing utility line locations are not known			
⊠         □         The storm water drainage systems for existing and proposed structures Existing structures have splash blocks for drainage           ⊠         □         Locations and extent of curbs and gutters           ⊠         □         All means of vehicular and pedestrian ingress and egress to and from the site           ⊠         □         Sizes and locations of driveways, streets, and roads           ⊠         □         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         □         X         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         □         X         Location and extent of street dedications No street dedications           □         □         Location and extent of street widening or other road improvements           □         □         Location and extent of acceleration and deceleration lanes, if needed None are required           □         □         Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site           □         □         □         The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas           □         □         Locations and sizes, in square feet, of all signs			
Existing structures have splash blocks for drainage	$\boxtimes$		
⊠         Locations and extent of curbs and gutters           ⊠         All means of vehicular and pedestrian ingress and egress to and from the site           ⊠         Sizes and locations of driveways, streets, and roads           ⊠         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Location and extent of street dedications No street dedications           №         Location and extent of street widening or other road improvements           □         Location and extent of acceleration and deceleration lanes, if needed None are required           □         Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site           □         X           The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas           □         X           Locations and sizes, in square feet, of all signs			
⊠         Sizes and locations of driveways, streets, and roads           ⊠         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Location and extent of street dedications No street dedications           □         Location and extent of street widening or other road improvements           □         Location and extent of acceleration and deceleration lanes, if needed None are required           □         Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site           □         X           The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas           □         X           Locations and sizes, in square feet, of all signs	$\boxtimes$		Locations and extent of curbs and gutters
□         Sizes and locations of off-street parking areas, including internal circulation and parking spaces           □         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Expression Location and extent of street dedications No street dedications           □         Location and extent of street widening or other road improvements           □         Expression Location and extent of acceleration and deceleration lanes, if needed None are required           □         Expression Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site           □         Expression Location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas           □         Expression Locations and sizes, in square feet, of all signs	$\boxtimes$		All means of vehicular and pedestrian ingress and egress to and from the site
and parking spaces  □ Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development  No traffic impact analysis performed  □ Location and extent of street dedications  No street dedications  □ Location and extent of street widening or other road improvements  □ Location and extent of acceleration and deceleration lanes, if needed  None are required  □ Location of traffic-control devices on and off the site  No formal traffic control devices on- or off-site  □ The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload  No such areas  □ Locations and sizes, in square feet, of all signs	$\boxtimes$		Sizes and locations of driveways, streets, and roads
□         ⊠         Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development No traffic impact analysis performed           □         Uccation and extent of street dedications No street dedications           □         Uccation and extent of street widening or other road improvements           □         Uccation and extent of acceleration and deceleration lanes, if needed None are required           □         Uccation of traffic-control devices on and off the site No formal traffic control devices on- or off-site           □         Uccation of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas           □         Uccations and sizes, in square feet, of all signs	$\boxtimes$		Sizes and locations of off-street parking areas, including internal circulation
proposed development No traffic impact analysis performed  □ Location and extent of street dedications No street dedications □ Location and extent of street widening or other road improvements □ Location and extent of acceleration and deceleration lanes, if needed None are required □ Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site □ Me The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas □ Locations and sizes, in square feet, of all signs			
No traffic impact analysis performed		$\boxtimes$	
□       Image: Location and extent of street dedications and extent of street widening or other road improvements         □       Image: Location and extent of street widening or other road improvements         □       Image: Location and extent of acceleration and deceleration lanes, if needed and none are required         □       Image: Location of traffic-control devices on and off the site and location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload and loading docks where trucks will load or unload and loading docks where trucks will load or unload and loading docks where trucks will load or unload and loading docks where trucks will load or unload and loading docks where trucks will load or unload and loading loading docks where trucks will load or unload and loading loading loading docks where trucks will load or unload and loading loadin			
No street dedications     Location and extent of street widening or other road improvements     Location and extent of acceleration and deceleration lanes, if needed     None are required     Location of traffic-control devices on and off the site     No formal traffic control devices on- or off-site     The location of all loading spaces, including, but not limited to, loading     platforms and loading docks where trucks will load or unload     No such areas     Locations and sizes, in square feet, of all signs			
☑       Location and extent of street widening or other road improvements         ☐       Location and extent of acceleration and deceleration lanes, if needed None are required         ☐       Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site         ☐       The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas         ☐       Locations and sizes, in square feet, of all signs		$\boxtimes$	
<ul> <li>□ Location and extent of acceleration and deceleration lanes, if needed None are required</li> <li>□ Location of traffic-control devices on and off the site No formal traffic control devices on- or off-site</li> <li>□ The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload No such areas</li> <li>□ Locations and sizes, in square feet, of all signs</li> </ul>			
None are required			
<ul> <li>□ Location of traffic-control devices on and off the site         No formal traffic control devices on- or off-site         □ The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload         No such areas         □ Locations and sizes, in square feet, of all signs</li> </ul>		$\boxtimes$	
No formal traffic control devices on- or off-site			
<ul> <li>□</li></ul>			
platforms and loading docks where trucks will load or unload  No such areas  □ Locations and sizes, in square feet, of all signs		$\square$	
No such areas  □			]
☐ ☑ Locations and sizes, in square feet, of all signs			
	П	$\boxtimes$	
	_	لاحق	